

Viewers Cite Property in Fell, Greenfield Twps. as Example

Jet Age Makes Some Farms More Valuable

The jet age has made some original farm operated by their father until he was too old and feeble. Two acres were rendered useless when taken by the Department of Highways.

Market value at the time of taking was \$56,750 and afterward it was \$48,450. The viewers made an award of \$8,300 for the condemned land, to be paid by the State through the Department of Highways.

The viewers made this observation: "The land had originally been good farm land, located close enough to Carbondale to make a short haul of produce to market, in the days when horses did the hauling."

"This short haul became of less advantage when the automobile and truck became the

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means of reaching the market. The petitioners' father conducted a dairy farm on the land and had grown old with the land and because of age ceased to farm.

"In the meantime, the automobile had changed our way of living and made a suburban home and a plot of land, anywhere from two to five acres of land, very saleable. This land, for the purpose of suburban homes, would be much more valuable than it would be for farming purposes."

"This potential, being a large factor in the market value of the land affected by the taking, presents an interesting problem in valuation," the board held.

Court approved the award and another one submitted by the

board involving damage to the lands of Nicholas and Virginia Mazza, for the relocation of Route 174 in Greenfield Twp.

Mrs. Mazza conducted a beauty parlor in one end of a large frame building. The other section was used as a dining room, kitchen and bar. The second floor comprised living quarters.

The area also was used for picnics. Taking of the land, destroyed a shallow pond measuring 40 by 80 feet and denied room for parking. Trees also were uprooted.

At the time of taking, the land had a market value of \$25,000, afterward it was \$17,500. The board awarded \$7,500, which was approved by Court.